



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Graham Black

Malika Kirkling

Laurel Kunkler

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

April 21, 2011

Convened 10:00 am
Adjourned 4:00 pm

Projects Reviewed

Yesler Terrace Redevelopment
Unico
Active Voice Building
DPD Planning Division Update

Commissioners Present

Julie Bassuk, Chair
Graham Black (excused from 3:00pm-4:00pm)
Malika Kirkling
Tom Nelson
Osama Quotah (excused from 1:00pm-4:00pm)
Norie Sato
Donald Vehige (excused from 10:00am-12:00pm)

Commissioners Excused

Julie Parrett
Laurel Kunkler

Incoming Commissioners Present

Debbie Wick-Harris

Staff Present

Valerie Kinast
Tom Iurino



**Department of Planning
and Development**
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

TEL 206-615-1349
FAX 206-233-7883



April 21, 2011

Project: Unico

Phase: Alley Vacation

Last Reviewed: N/A

Presenters: Julie Currier, Unico Properties
Bryan Fish, Fish Mackay Architects
Don Mackay, Fish Mackay Architects

Attendees: Beverly Barnett, SDOT
Michelle Brown, Heffron Transportation
Jessica Clawson, McCullough Hill, PS
Donald Harris, Parks and Recreation
Thatcher Milholland, Unico
Erin Parker, Fish Mackay Architects
Scott Woodcock, Windrose Landscape Architecture

Time: 1pm – 2:30pm

PRESENTATION

Unico, Inc. presented its proposal to develop 234 residential units, 194 parking stalls, and 5500 sf of retail in a three to six story L-shaped building in the Interbay neighborhood between the business corridor along Dravus and parks properties that include ballfields and a driving range. The proposal included a request to vacate the southern end of the alley and dedicate a segment that would run from the center of the site west, essentially changing it from a straight alley to an L-shaped one. Unico proposed widening the alley and providing an easement adjacent to the alley, to allow delivery and garbage trucks ample room to maneuver.

The proposed public benefits package included: voluntary building setbacks; a 9'6" easement on Barrett Street; streetscape amenities such as bike racks and street trees; sustainable stormwater controls; and a reduction of curb cuts.

ACTION

The Commission thanked the Unico design team for its presentation of its proposed mixed use project in Interbay and its request for an alley vacation. The commission believed the proposal adequately provides circulation through the site, improves the pedestrian experience, and better directs the movement of cars. As the first new project of its kind in the neighborhood, the commission noted the project will set the standard for the future of the neighborhood and urged the team to create a quality development.

By a vote of 6-0, the commission approved the urban design merit portion of the alley vacation with the following comments:

- **Design the alley so that it functions for all adjacent business owners. The alley easement should not be used for truck staging; other business owners may need to use this space for their operations.**
- **Extend the sidewalk on the east side of 17th Avenue (adjacent to the Kozber property and Pandasia property) north to Dravus Street, even though this is not technically part of the project's street frontage. The sidewalk along 17th Avenue should be designed to prevent conflicts between cars and the expected increase in pedestrian traffic; not only does the sidewalk on 17th cross the intersection of the reconfigured alley, but it also leads south to the SPU soccer stadium and is adjacent to the highly transparent main building entrance.**

- Further refine the design of the building's main entrance to discourage unwanted pedestrian traffic in the alley.
- Improve the street crossings with paving or paint, especially the crossing at 17th and Barrett. The project will draw more pedestrians to use the project's sidewalks and will cross at 17th & Barrett to go to neighborhood amenities such as the park, retail establishments and bus stops.
- Develop wayfinding elements to connect residents to nodes and amenities in the neighborhood.

At the next presentation, the commission asked to see the public benefits package in more detail. For each element, identify what is above and beyond the code requirement.

Commissioner Wick-Harris did not vote because she is not yet confirmed.

Commissioner Quotah was not present for the review and did not vote.